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Culture works here

H

TH

Culture works here

CONTENTS

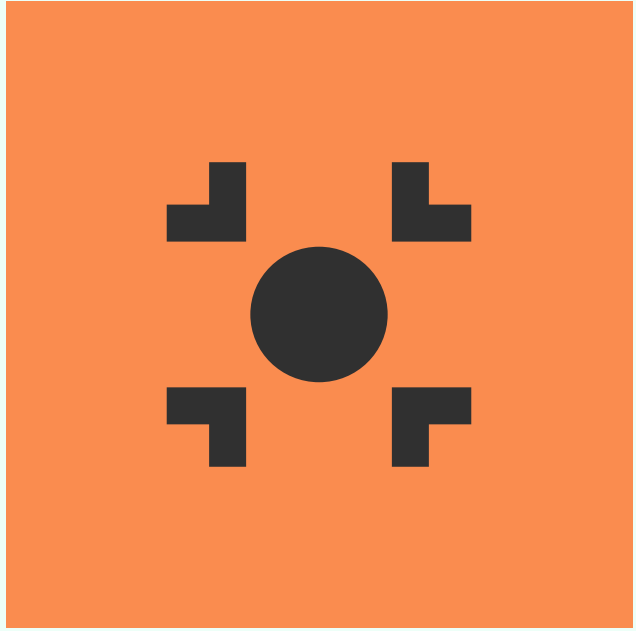
# Start your journey

# TH

CULTURE WORKS HERE

Behind elegant architecture lies an amenity-rich campus with the opportunity for up to 100,000 sq ft of modern, best-in-class office space.

Home to the BMA, this Bloomsbury estate brings together business, academia, technology and medicine within a neighbourhood where modern commerce and long-standing traditions sit side by side.



Beautiful  
architecture  
& historic  
character





Elegant  
central  
courtyard



# A hidden oasis

A beautiful, secluded garden for quiet working and contemplation on the spot where Charles Dickens lived and wrote some of his most famous novels.



MODERNISATION

# Regenerating the estate

A phased refurbishment programme is underway across the estate. Each phase will deliver modern offices, upgraded common areas and the flexibility to customise space to individual tenant needs.

Creating  
a thriving  
ecosystem

High-quality  
modern  
work space

Exemplar  
standards in  
sustainability

Celebrate the  
physical history  
of the estate



Creating  
best-in-class  
office space

CGIs are for indicative purposes only.



# Upgrading entrances and common parts



CGIs are for indicative purposes only.



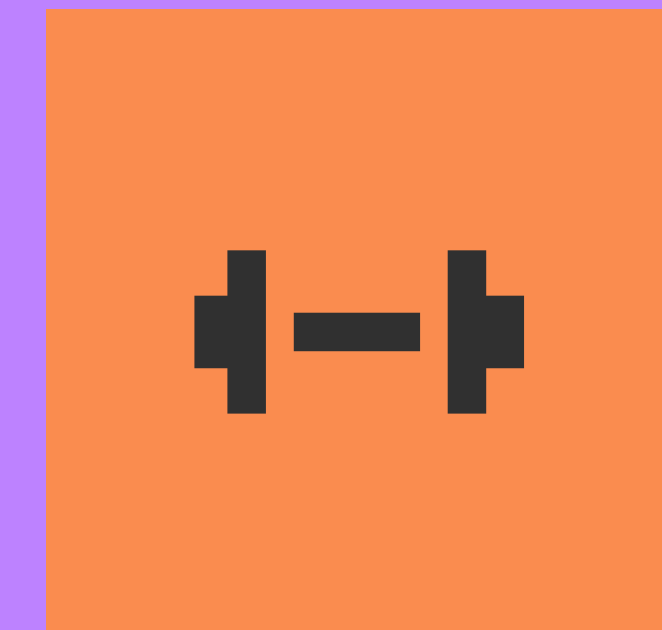
Refining  
the historic  
features



# Your daily rituals

An all day café serving fresh homemade staples and barista coffee satisfying your breaktime cravings.





# Built for movement

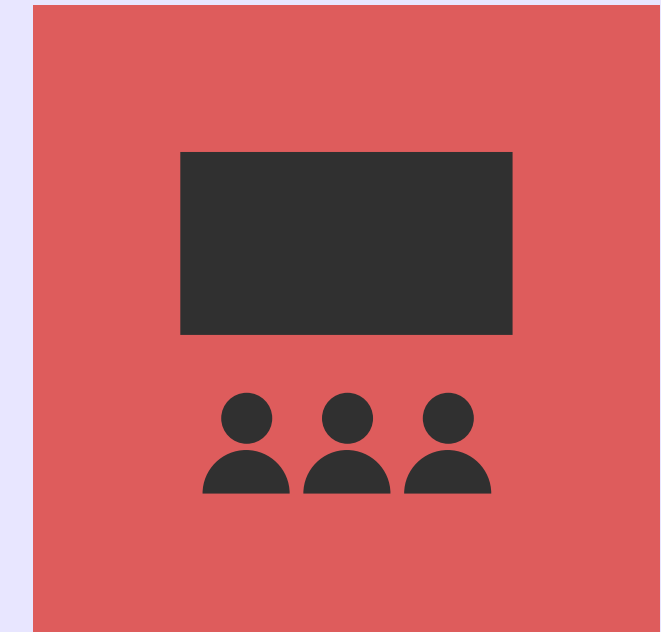
A fully serviced gym  
with changing and  
shower facilities.



Maintaining  
a healthy  
lifestyle



50  
bike spaces



## A venue for every occasion

The estate benefits from significant meeting facilities; from the 300+ person Great Hall through to individual rooms for theatre style presentations or meetings.

Guide Dogs



ALL-ENCOMPASSING SPACE

# People first hub

Tavistock House is more than a building; it is a campus-style hub for a diverse mix of occupiers and their teams.



Takenaka



TENANT DIVERSITY

# Meet your neighbours

The estate is home to business, academics and cultural organisations that unite and thrive under one roof.

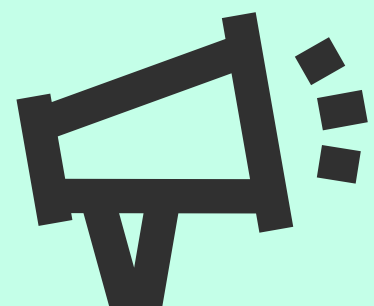
MEGANEXUS



FORTRESS



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# Current availability

AVAILABLE NOW

Tavistock House currently  
has 14,187 sq ft available

Block F 3rd floor

11,150 sq ft

Block H 1st floor

3,037 sq ft

Total availability

14,187 sq ft

## Creating a bespoke environment

The estate offers a range of possibilities – if there isn't something to suit your business needs already, we can work with [us](#) to deliver bespoke solutions.

Individual blocks could be used for alternative opportunities, such as hotel or education. Click below to explore our outstanding opportunities across each block.

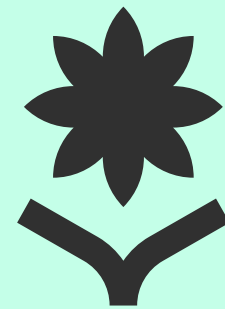
HIGH QUALITY SPECIFICATION

# Outstanding features

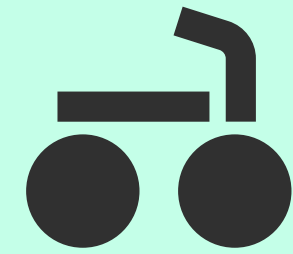
A compelling mix of high quality office, amenities and eclectic features.



Multipurpose café that doubles up as an event space



Secluded garden with tranquil fish pond, connected to the café



Gym, cycle and end of journey facilities



New offices rated EPC A



Floor to ceiling heights up to 2.9m



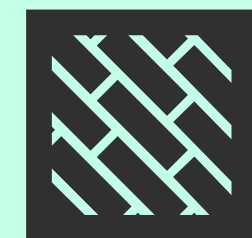
New superloos



Excellent natural light with secondary glazing



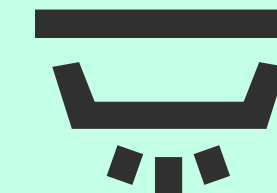
Air conditioning above architectural ceiling rafts



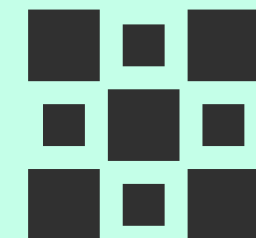
Raised access floor



Celebration of historic building features including cornices and window sills



Suspended LED light fittings throughout



Handmade, green wall tiles in bathrooms – Sir Edwin Lutyens' favourite colour

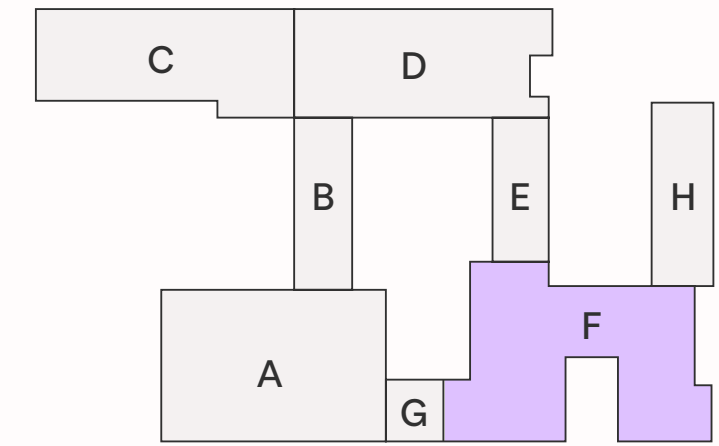
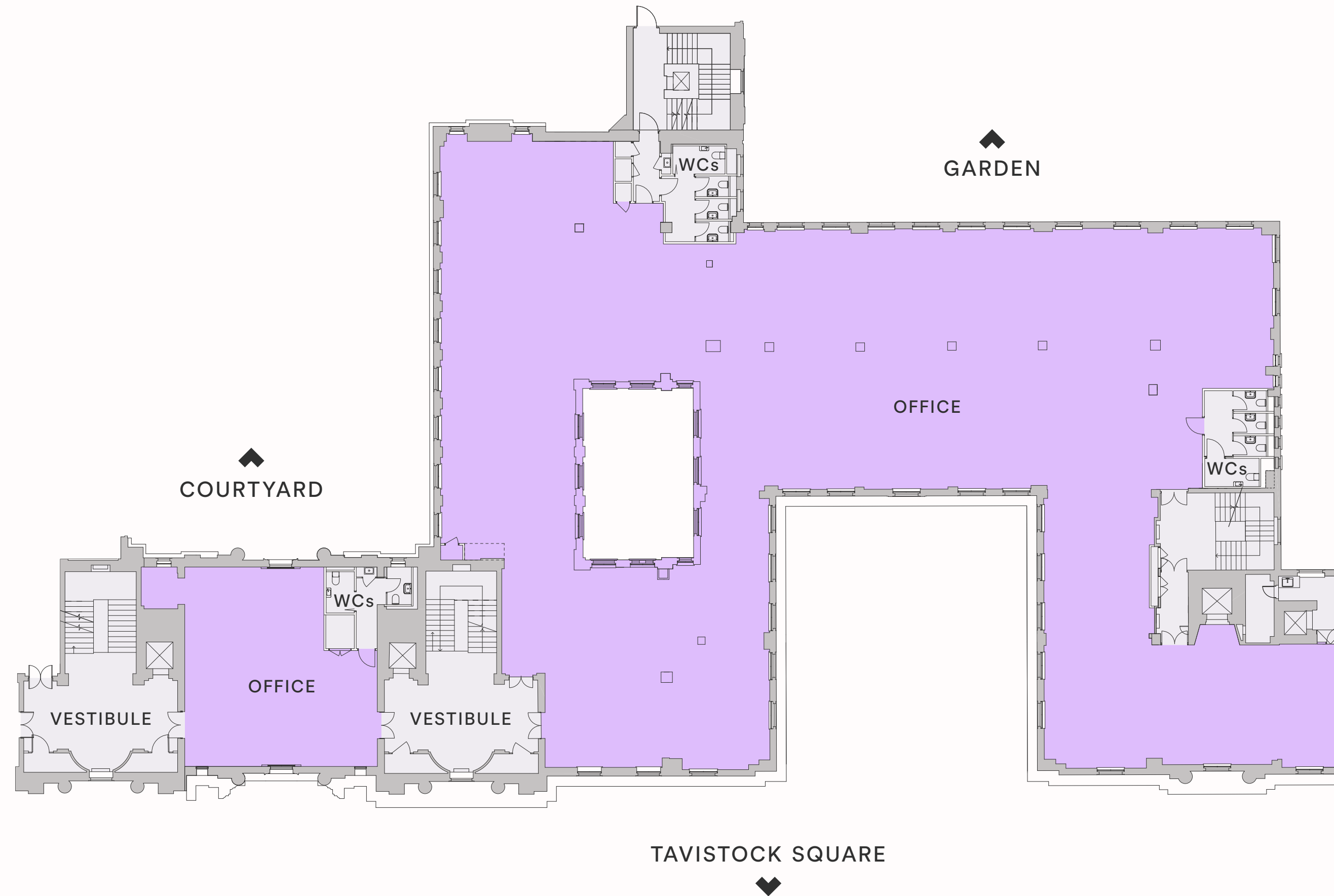
# Block F

## Third floor – CAT A

Total 11,150 sq ft (1,036 sq m)

- New air conditioning
- Rafted ceiling
- Raised floor (150mm)
- New superloos
- Two main entrances off Tavistock Square
- Four passenger lifts serving the offices (plus, one goods lift)
- Direct access to garden, courtyard & café
- Excellent natural light from all aspects
- Views across London
- EPC A

- Block F
- Core



Floor plans are not to scale. For indicative purposes only.





3RD FLOOR OFFICE



3RD FLOOR VESTIBULE

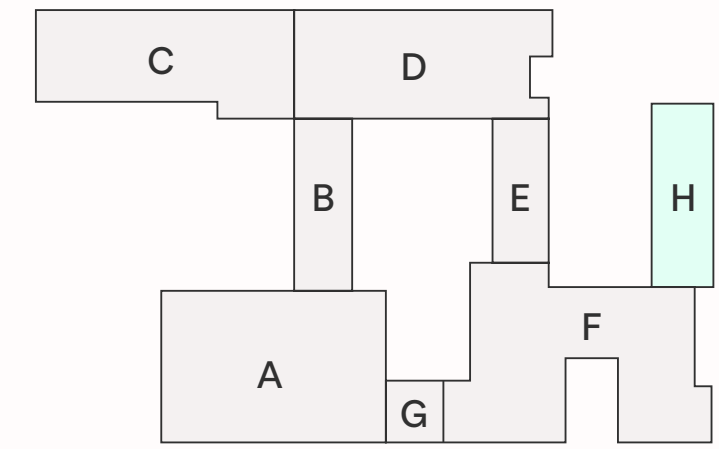
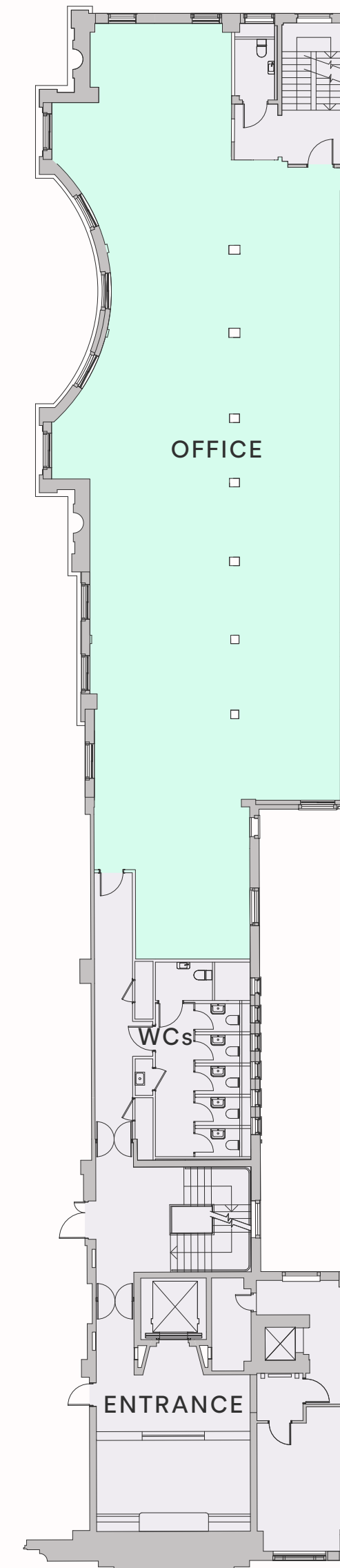
AVAILABILITY

# Block H First floor – CAT A

Total 3,037 sq ft (282 sq m)

- New air conditioning
- Rafted ceiling
- Raised floor (150mm)
- New superloos
- Main entrance off Tavistock Square
- One passenger and one goods lift serving the offices)
- Direct access to garden, courtyard & café
- Excellent natural light from all aspects
- EPC A

- Block H
- Core



TAVISTOCK SQUARE

Floor plans are not to scale. For indicative purposes only.

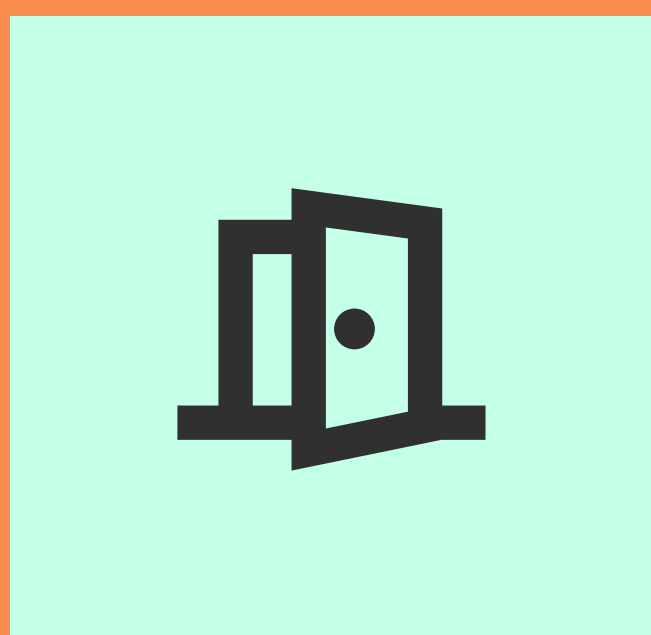




FIRST FLOOR OFFICE CGI

CGIs are for indicative purposes only.

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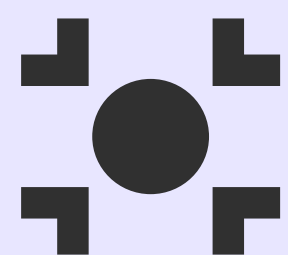


# Wider opportunities

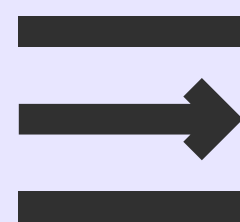
## WIDER OPPORTUNITIES

**There are outstanding opportunities across the estate, with workspace available in a wide range of sizes that can be taken as is or refurbished to CAT A. Also, blocks A, B & C offer potential for alternative uses such as hotel or education.**

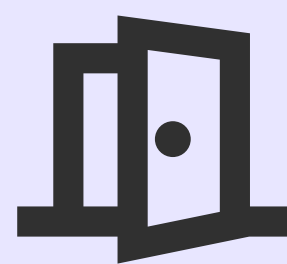
# Block A features



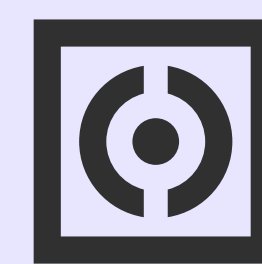
Self-contained opportunity over ground plus six upper floors



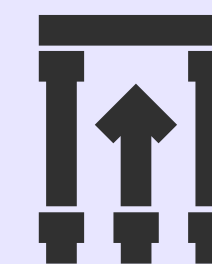
Floors range from 6,000 - 10,000 sq ft (typical 8,500 sq ft)



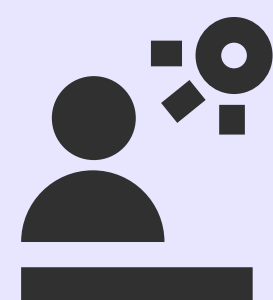
Two entrances off Upper Woburn Place



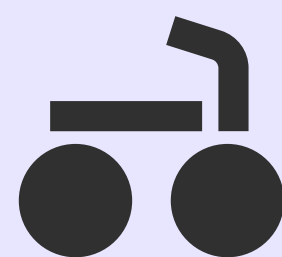
Direct access to the central Courtyard



New, double height, ground floor entrance c.3,000 sq ft



Terrace on 3rd floor overlooking Tavistock Square



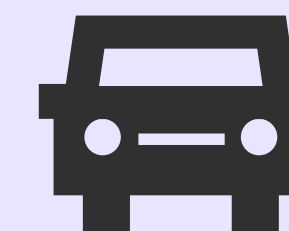
New end of journey in the basement



Opportunity to take as is and a tenant delivers bespoke, or refurbished to Cat A



Existing Class E use but with the opportunity to consider hotel or education alternatives



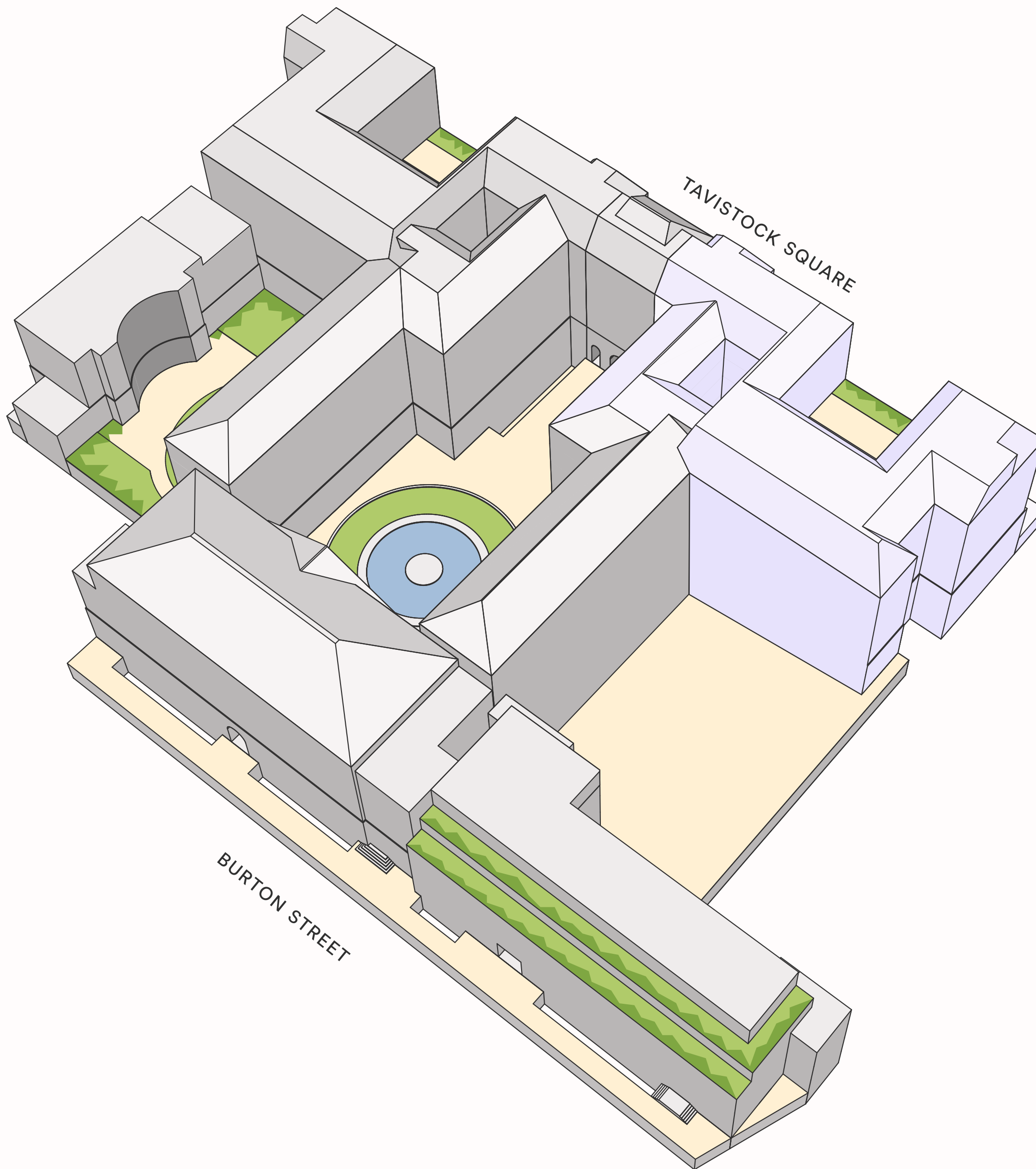
Loading via the car park to the rear with access from Burton Street

WIDER OPPORTUNITIES

# Block A

## Up to 56,000 sq ft pre-let opportunity

FLOOR LEVEL	SQ FT	SQ M
6	5,587	519
5	8,589	798
4	8,858	823
3	8,525	792
2	10,171	945
1	7,125	662
G	7,007	651
Entrance	3,282	305
<b>TOTAL</b>	<b>55,862</b>	<b>5,190</b>

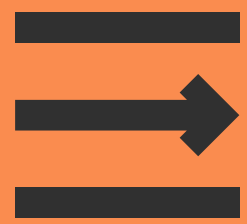




BLOCK A OFFICES CGI

CGIs are for indicative purposes only.

# Block B features



Floors range from  
1,800 - 2,700 sq ft



Entrance off central  
Courtyard



Opportunity to take block as is  
and a tenant deliver bespoke



Floors can be  
refurbished to Cat A



Alternative floor by  
floor approach



Connects directly to Block A  
& Block C, so expanding the  
overall opportunity



Existing Class E use but with  
the opportunity to consider  
hotel or education alternatives



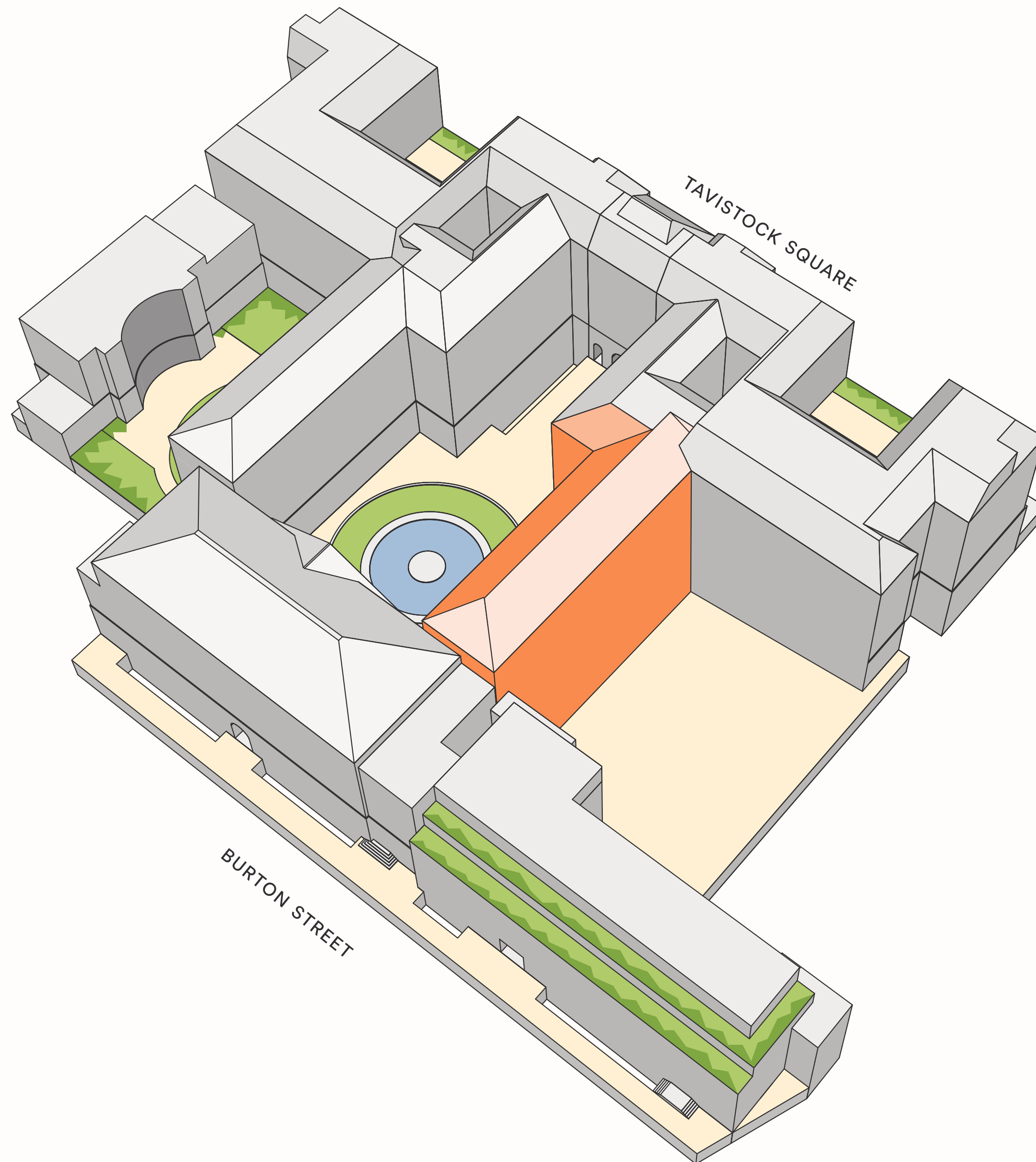
Loading via the car park  
to the rear with access via  
Burton Street

WIDER OPPORTUNITIES

# Block B

## 11,500 sq ft of space

FLOOR LEVEL	SQ FT	SQ M
4	2,570	239
3	2,500	232
2	2,460	229
1	2,150	200
G	1,836	170
<b>TOTAL</b>	<b>11,516</b>	<b>1,070</b>

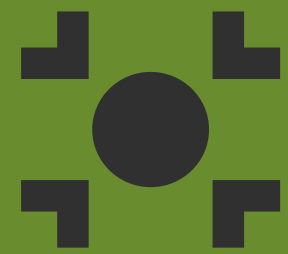




BLOCK B OFFICES CGI

CGIs are for indicative purposes only.

# Block C features



Self-contained opportunity over basement, ground plus three upper floors



Floors range from 2,625 - 5,620 sq ft



Entrance via central Courtyard or off Woburn Walk



Opportunity for new entrance off Burton Street



Terrace on 3rd floor



Opportunity to take as is and a tenant deliver bespoke, or refurbished to Cat A



Existing Class E use but with the opportunity to consider hotel or education alternatives



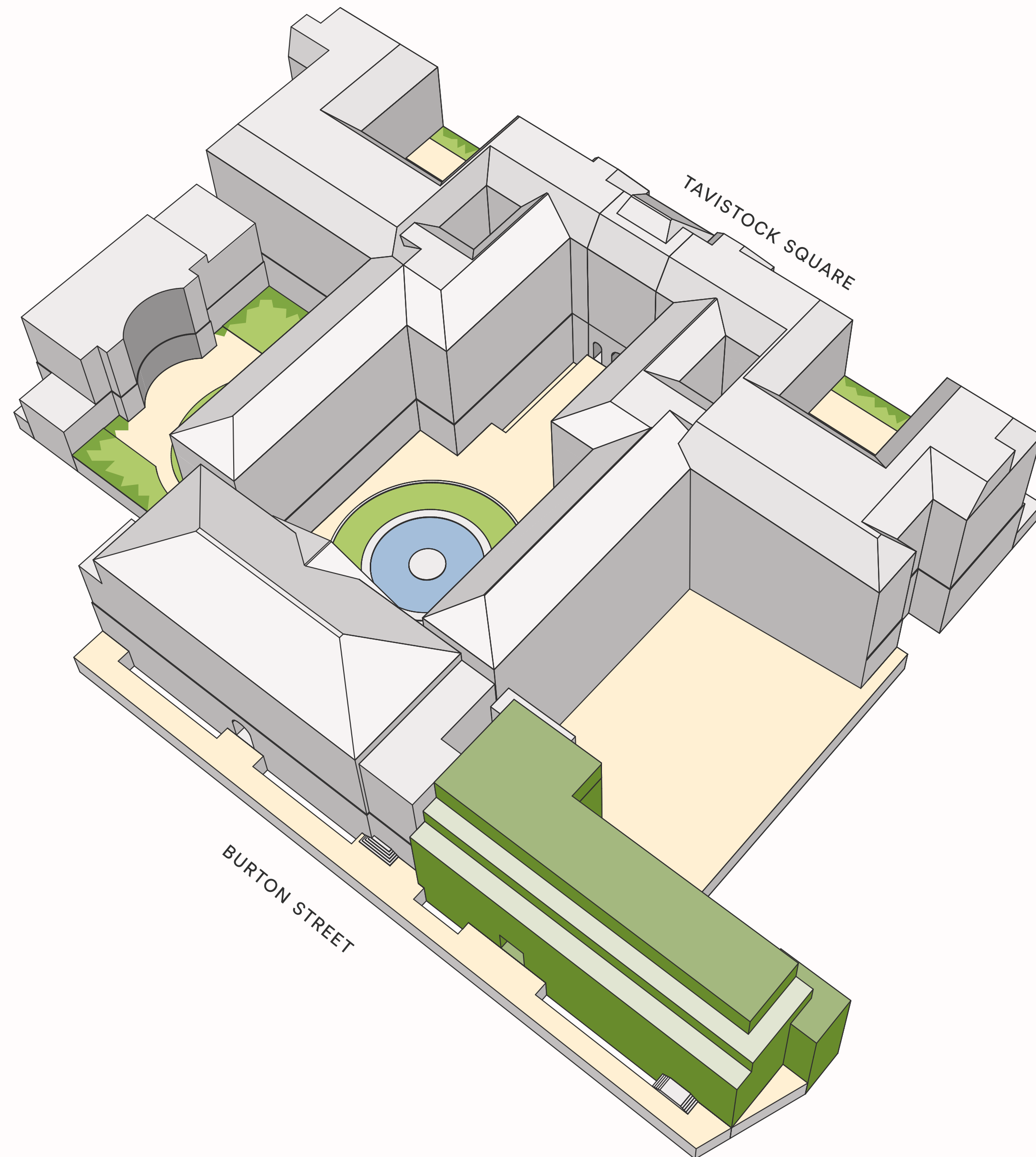
Loading via the car park to the rear with access from Burton Street

WIDER OPPORTUNITIES

# Block C

## 23,000 sq ft of pre-let opportunity

FLOOR LEVEL	SQ FT	SQ M
3	4,111	382
2	5,618	522
1	5,574	518
G	4,854	451
LG	2,626	244
<b>TOTAL</b>	<b>22,783</b>	<b>2,117</b>





BLOCK C OFFICES CGI

CGIs are for indicative purposes only.

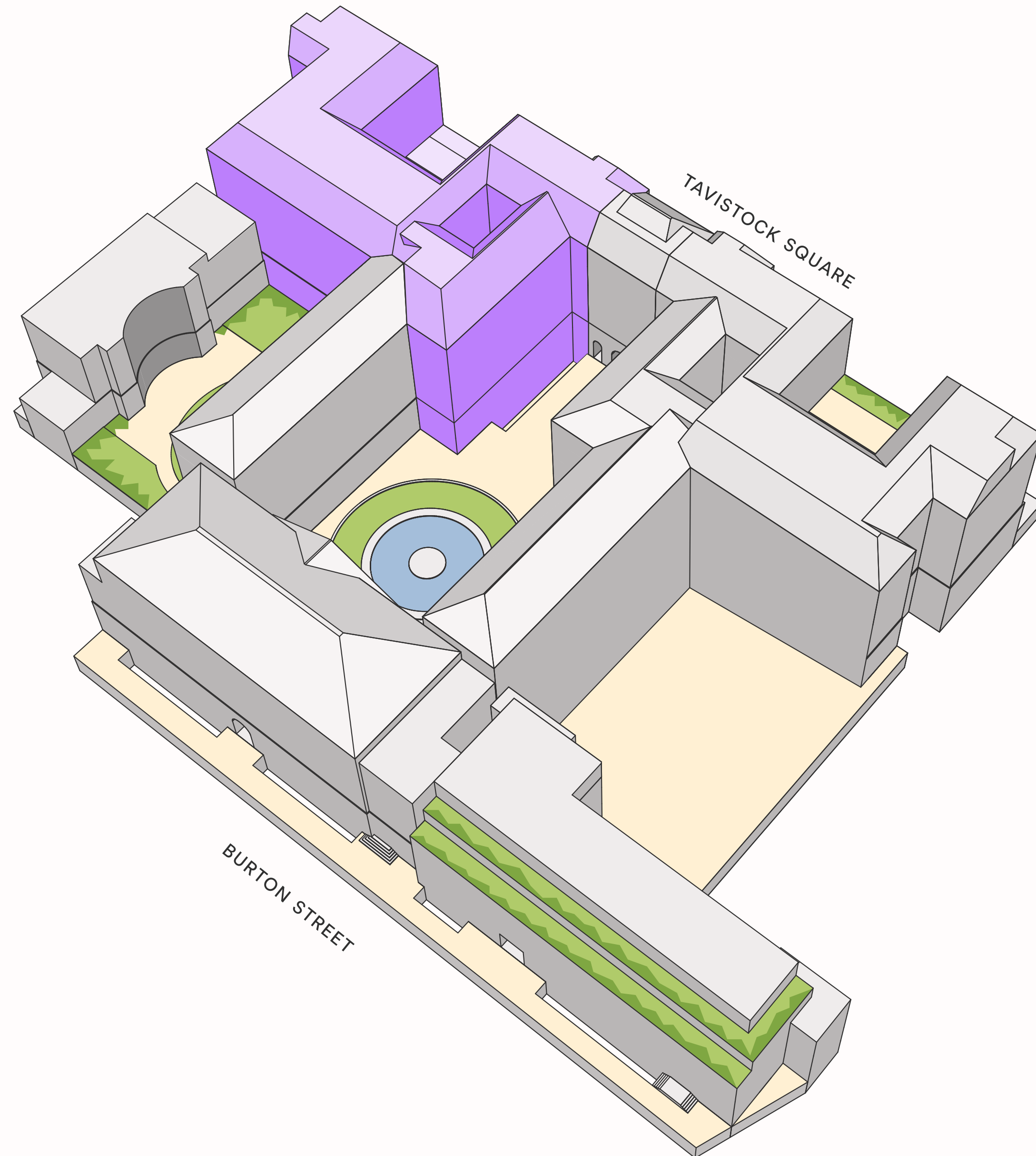
WIDER OPPORTUNITIES

# Block F

## 11,150 sq ft available

A block overlooking Tavistock Square which serves as BMA's key occupation plus a range of other tenancies.

FLOOR LEVEL	SQ FT	SQ M	AVAILABILITY /TENANT
5	LET	LET	BMA
4	Part U/O	Part U/O	Rayner Essex
3	11,150	1,036	Available in CAT A condition
2	LET	LET	BMA + Londonwide LMCs
1	LET	LET	RIBA
M	LET	LET	BMA
G	7,593	705	Health Service Laboratories
LG	-	-	Gym
<b>TOTAL</b>	<b>11,150</b>	<b>1,036</b>	




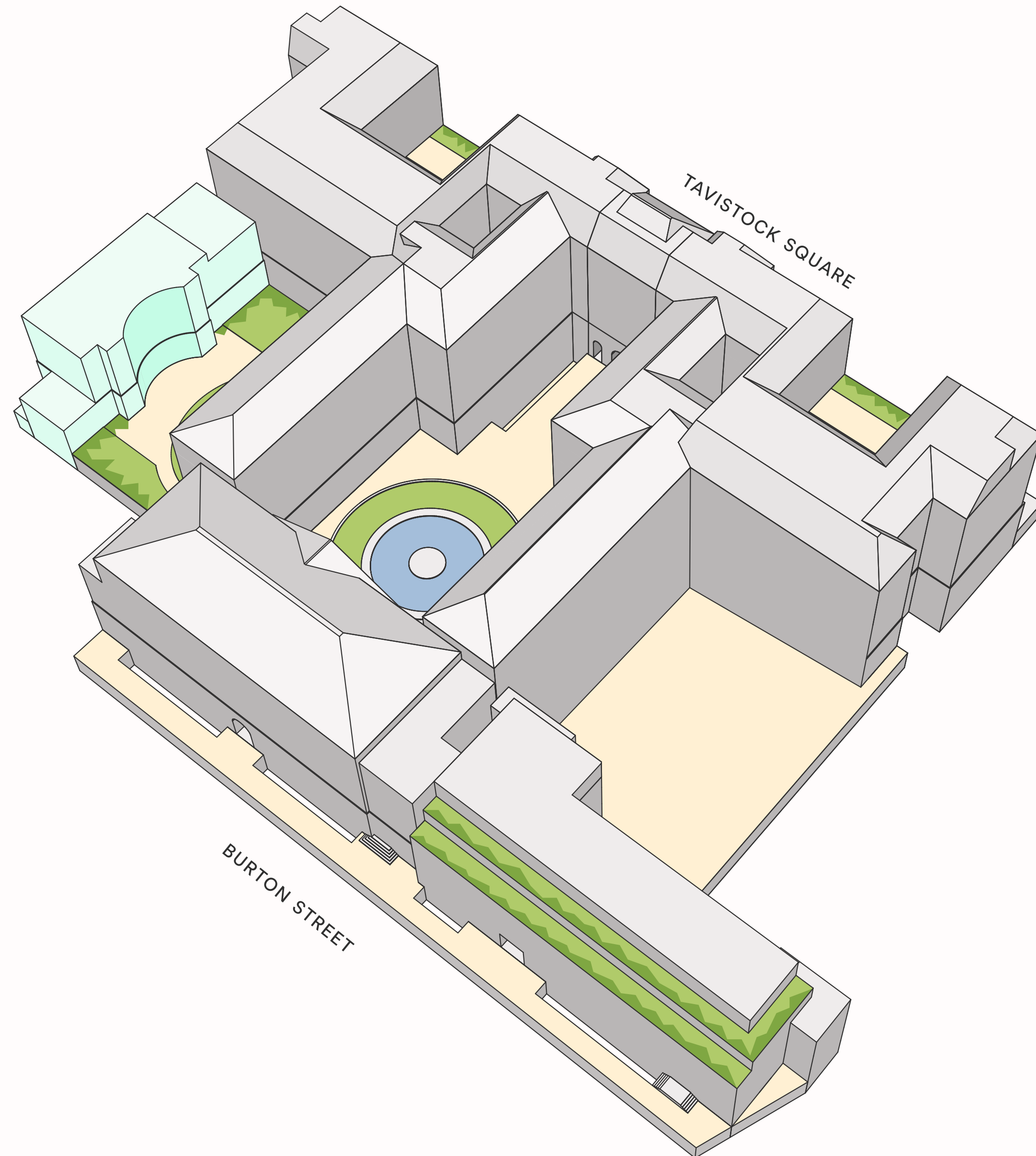
WIDER OPPORTUNITIES

# Block H

## 3,037 sq ft available

A smaller block overlooking the Garden with a mix of tenants plus availability on the 1st floor.

FLOOR LEVEL	SQ FT	SQ M	AVAILABILITY /TENANT
2	LET	LET	Fortress GB
1	3,037	282	Available Q4 2026 CAT A condition 
G	LET	LET	ICTS
TOTAL	3,037	282	



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## LOCATION

With world-renowned universities, restaurants, retail opportunities and green space, Bloomsbury offers a calmer approach to working.

Marchmont Street



Tavistock Square



British Library



Gordon Square



Tavistock Place



Woburn Walk



# Through quiet avenues and bustling hubs

With nearby garden squares, the streets of Bloomsbury provide a mix of everyday amenities, green space and transport links, creating an animated, walkable setting attractive to residents, workers, students and visitors.

TRANSPORT

# A connected campus

Enjoy seamless access to National Rail, London Underground and Eurostar – perfectly situated for local, national and European commuters.

Euston



4 mins walk

King's Cross  
St Pancras



7 mins walk

Euston Square

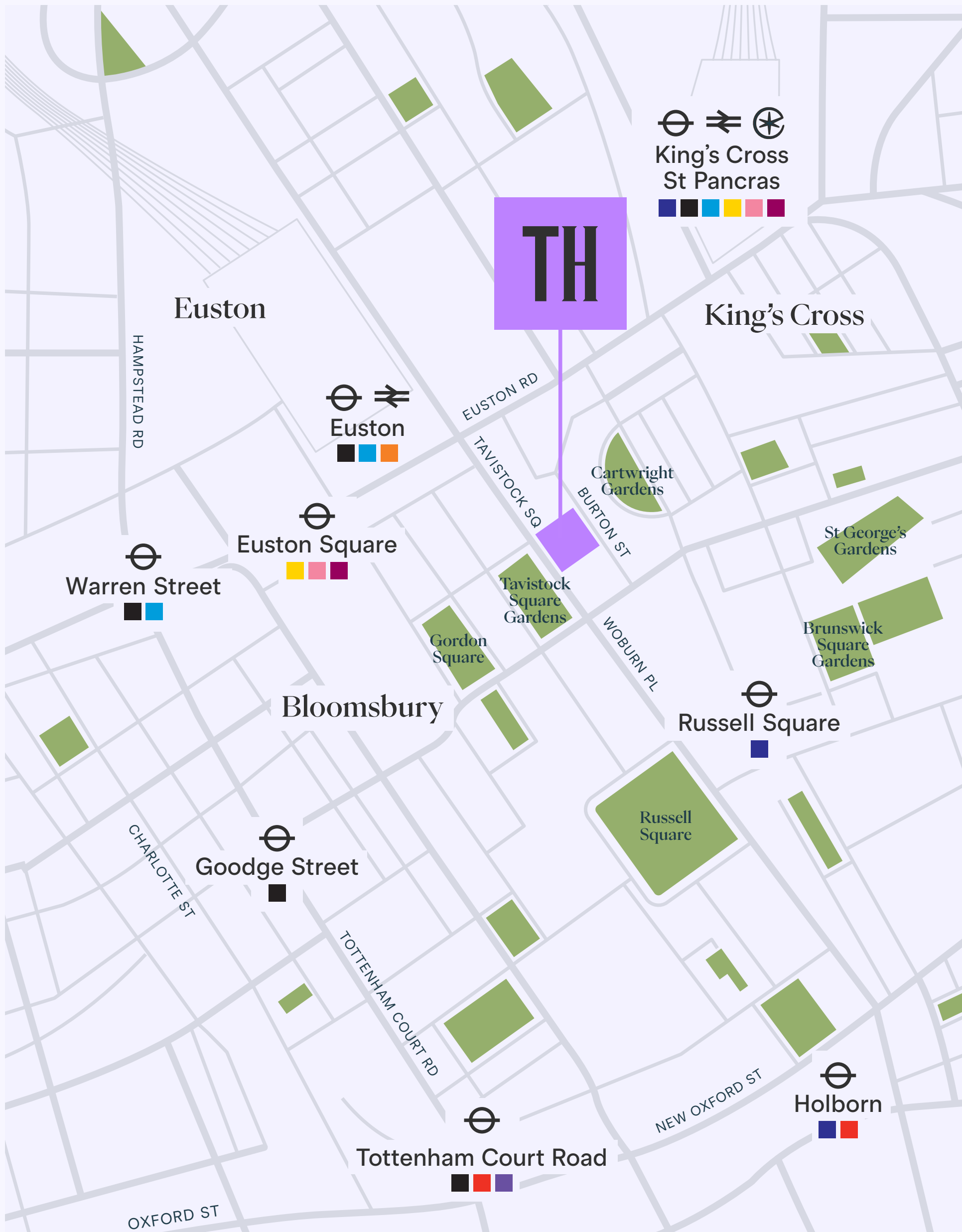


7 mins walk

Russell Square



5 mins walk



CONNECTIVITY

# On your doorstep

Euston

🚶 04 mins (300m)

🚲 01 min

Russell Square

🚶 05 mins

🚲 01 mins

Euston Square

🚶 07 mins

🚲 02 mins

King's Cross St Pancras

🚶 07 mins (700m)

🚲 03 mins

Warren Street

🚶 12 mins

🚲 04 mins

Goodge Street

🚶 11 mins

🚲 03 mins

Great Portland Street

🚶 15 mins

🚲 06 mins

Holborn

🚶 16 mins

🚲 04 mins

Tottenham Court Road

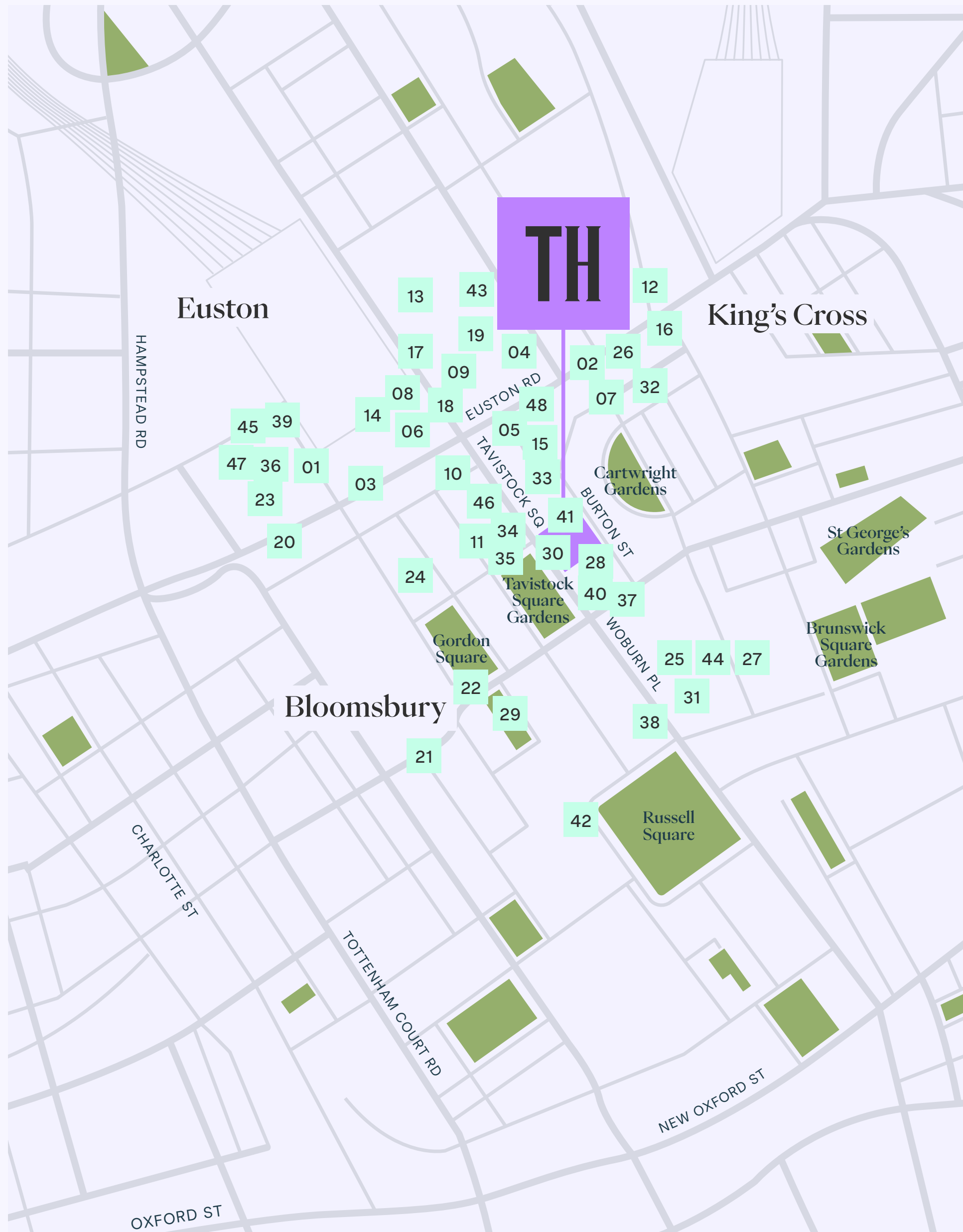
🚶 17 mins

🚲 05 mins

Oxford Circus

🚶 24 mins

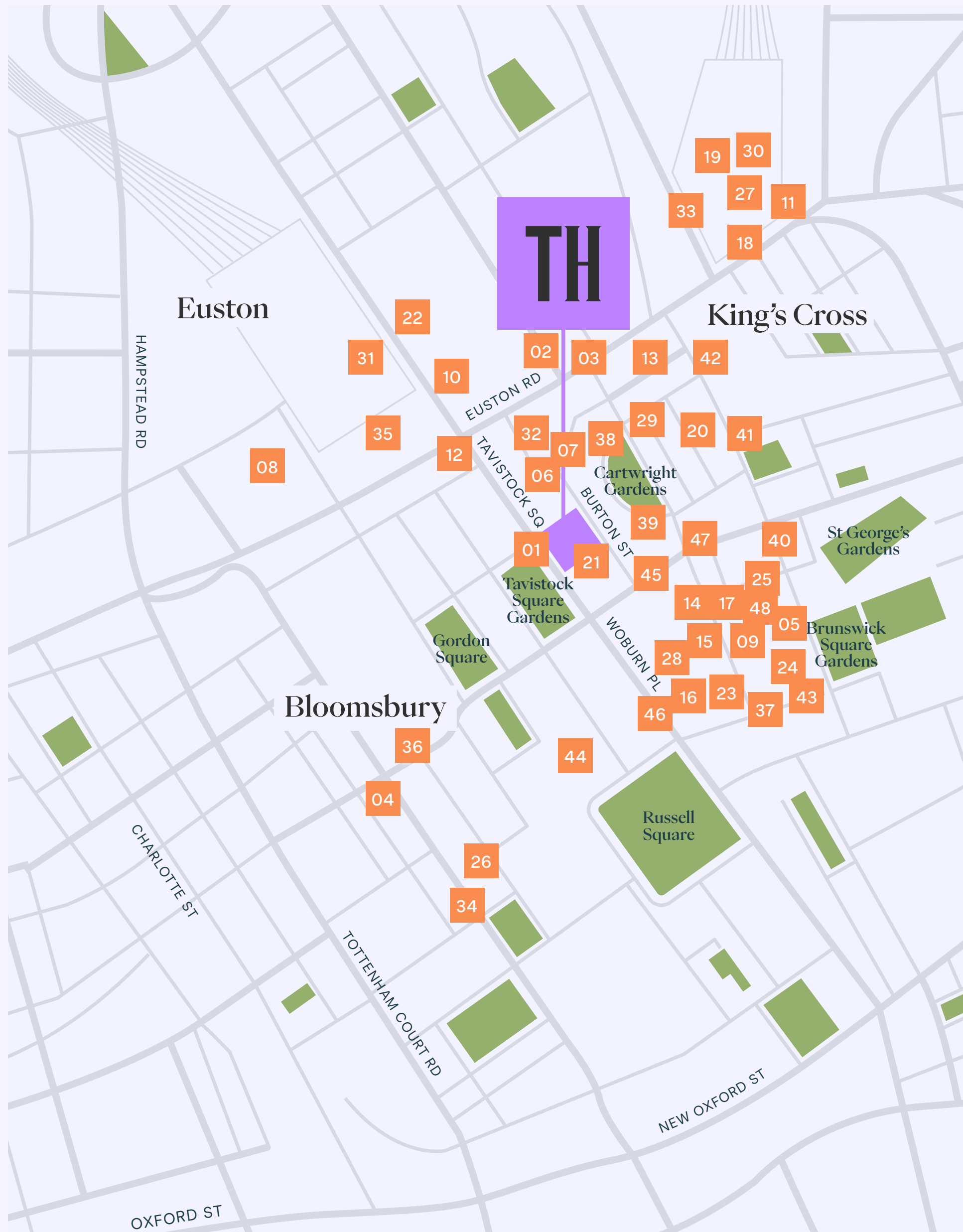
🚲 07 mins



OCCUPIERS

# Great company

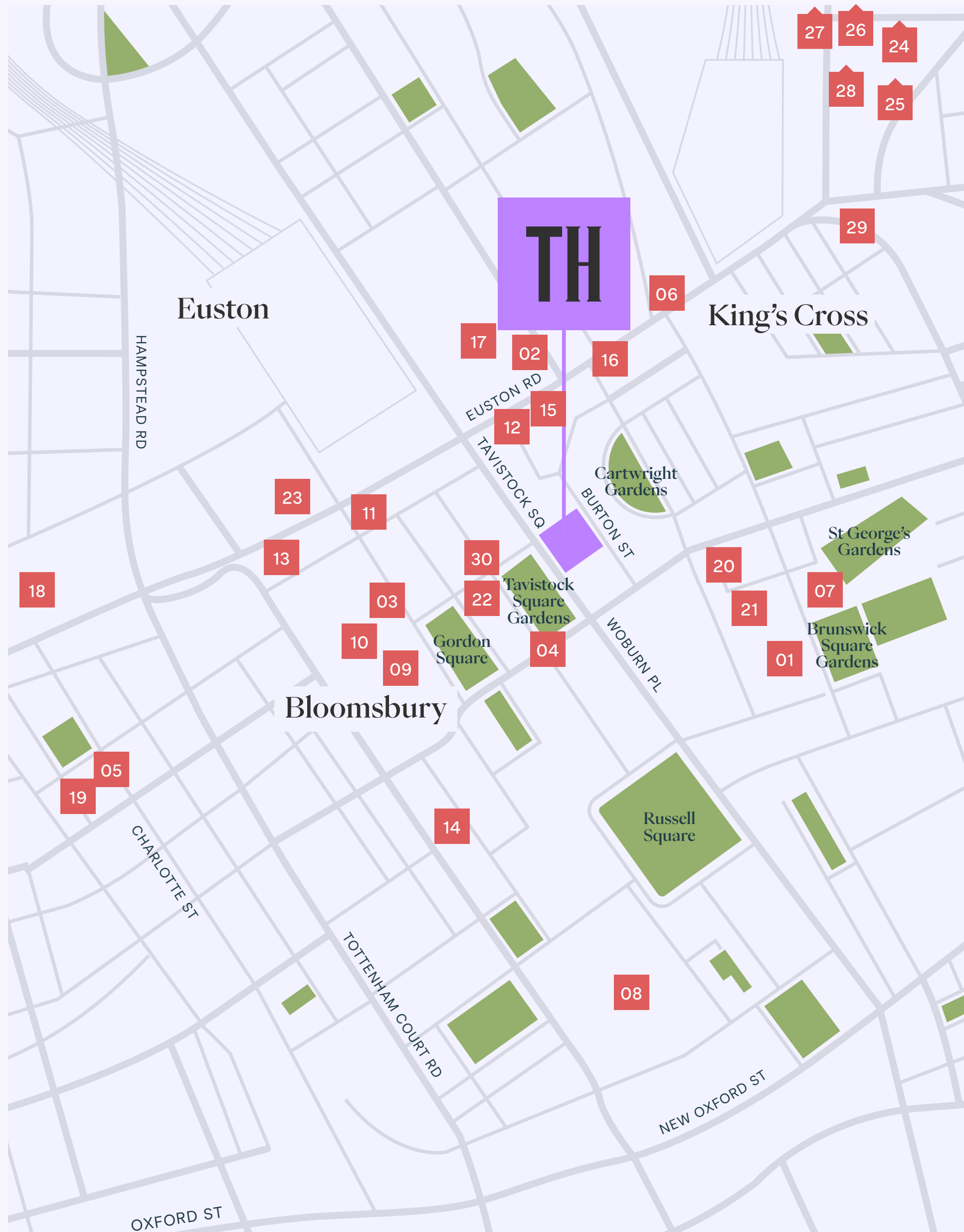
- |   |                                  |                                 |
|---|----------------------------------|---------------------------------|
| 01 Royal College of General Practitioners | 17 HS2                           | 33 Michelin Connected Fleet     |
| 02 The Doctors Laboratory                 | 18 Barry's                       | 34 Simkins LLP                  |
| 03 University College London              | 19 EVA Air                       | 35 Porterbrook                  |
| 04 Unison                                 | 20 Wellcome                      | 36 Unilabs                      |
| 05 University College London              | 21 The Edward James Foundation   | 37 Scape Student Living Ltd     |
| 06 Bovis and LendLease                    | 22 Warburg Institute             | 38 Sephora                      |
| 07 National Education Union               | 23 Fora                          | 39 The Magic Circle             |
| 08 Halkin                                 | 24 UCL Institute Of Archaeology  | 40 AQA                          |
| 09 Evergreen Marine                       | 25 Thought Machine               | 41 Barnardos                    |
| 10 Regus Investments Ltd                  | 26 UCL                           | 42 Birkbeck University          |
| 11 Universities UK                        | 27 Great Ormond Street Hospital  | 43 National Union Rail          |
| 12 Connected Digital Economy Capital      | 28 Mary Ward House Conference    | 44 Great Ormond Street Hospital |
| 13 Synk                                   | 29 Institute of Education (TCRU) | 45 Modo Energy                  |
| 14 Lendlease Europe Limited               | 30 LifeArc                       | 46 AMOSSHE                      |
| 15 Wallacespace                           | 31 Tandem                        | 47 GMB                          |
| 16 Bryden Wood Technology                 | 32 Wynnstay Properties PLC       | 48 Frontier Smart Technologies  |



AMENITIES

# Amenities close by

- 01 Caffé Nero
- 02 Pullman Hotels and Resorts
- 03 Premier Inn
- 04 Waterstones
- 05 Waitrose & Partners
- 06 County Hotel
- 07 Nepenthes
- 08 Anytime Fitness
- 09 Gail's Bakery
- 10 1Rebel
- 11 The Betjeman Arms
- 12 Prezzo
- 13 Pizza Express
- 14 The Marquis Cornwallis
- 15 Tesco Express
- 16 Tortilla
- 17 LEON
- 18 M&S
- 19 Fortnum & Mason
- 20 Norfolk Arms
- 21 Starbucks
- 22 Pizza Pilgrims
- 23 Franco Manca
- 24 Joe & The Juice
- 25 Gourmet Burger Kitchen
- 26 Café Deco Bloomsbury
- 27 Neal's Yard Remedies
- 28 Kimpton Fitzroy
- 29 Halfcup Café
- 30 Hamleys
- 31 Oliver Bonas
- 32 Casa Jardim
- 33 L'Occitane
- 34 Store Street Espresso
- 35 Euston Tap
- 36 Ryman
- 37 Fortitude Bakehouse
- 38 Crescent Hotel
- 39 Avonmore Hotel
- 40 Ta'mini Lebanese Bakery
- 41 Patisserie Des Amis
- 42 Skinners Arms
- 43 Holland & Barrett
- 44 The Institute Bar
- 45 Seacole Social
- 46 Farmer J
- 47 Judd Books
- 48 The Brunswick Centre



# Knowledge quarter

- |  |                                 |
|--|---------------------------------|
| 01 Curzon Bloomsbury                     | 16 'Planets' by Anthony Gormley |
| 02 Shaw Theatre                          | 17 P21 Gallery                  |
| 03 Bloomsbury Theatre                    | 18 Old Diorama Arts Centre      |
| 04 Tavistock Square                      | 19 Rebecca Hossack Art Gallery  |
| 05 Fitzroy House                         | 20 Observatory Gallery          |
| 06 The British Library                   | 21 Brunswick Art Gallery        |
| 07 The Foundling Museum                  | 22 Peltz Gallery                |
| 08 The British Museum                    | 23 30 Euston Square             |
| 09 Petrie Museum of Egyptian Archaeology | 24 Queer Britain                |
| 10 Grant Museum of Zoology               | 25 London Canal Museum          |
| 11 Friends House                         | 26 Everyman                     |
| 12 Crypt Gallery                         | 27 Lightroom                    |
| 13 The Wellcome Collection               | 28 Lafayette                    |
| 14 Royal Academy of Dramatic Art         | 29 Scala                        |
| 15 St Pancras New Church                 | 30 Birkbeck Cinema              |

# TH

## FURTHER INFORMATION

### PROPERTY AGENTS

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### HEAD OF STRATEGIC + COMMERCIAL ESTATES

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